

Article 7. MH-unit and Commercial Modular Installations and Facilities

§ 1320. Application and Scope.

(a) The requirements of this article shall apply to the installation of MH-units and shall apply to all parts of the state within and outside of parks.

(b) Installation provisions that apply to manufactured homes and mobilehomes shall apply equally to multifamily manufactured home installations subject to California Health and Safety Code section 18008.7, this chapter and any other applicable laws or regulations.

(c) The requirements of this article also apply to any MH-unit reinstallation or any alteration, addition or changes to an original or prior MH-unit installation.

(d) These installation requirements do not apply to recreational vehicles or to MH-units set up for display on dealer sales lots. However, MH-units displayed as sales models in parks shall comply with the requirements of this chapter.

(e) An installation or reinstallation on a different lot pursuant to Health and Safety Code section 18613, shall include the following:

(1)(A) A tiedown system consisting of listed tiedown assemblies installed as required by section 1336.2 of this article, or

(B) An engineered tiedown system designed by an engineer or architect in compliance with section 1336.3 and installed according to the engineered plans and specifications; and

(2) If concrete piers or steel piers are used in the support system for the MH-unit, mechanical connection of the piers to the MH-unit and of the piers to their footing in compliance with the requirements of section 1334.1.

(f) Existing construction, connections, and installations of MH-units made before the effective date of the requirements of this chapter, may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

(g) Sections 1333 and 1333.5 of this article apply to commercial modulares installed on foundation systems and are applicable to all parts of the state both within and outside of parks.

(h) At the discretion of the local jurisdiction, a commercial modular as defined in Health and Safety Code section 18001.8 that is built upon an attached chassis may be installed using the same support system requirements as an MH-unit.

NOTE: Authority: Section 18300, 18551, 18613, and 18613.4, Health and Safety Code. Reference: Sections 18008.7, 18045.6, 18551, 18613, and 18613.4, Health and Safety Code.

§ 1322. MH-Units Installed in Fire Hazard Severity Zones.

(a) MH-units and commercial modulares installed in parks in any Fire Hazard Severity Zone designated in Title 25, Division 1, Chapter 3, Subchapter 2, Article 2.3 commencing with section 4200(a) and (b), shall comply with the exterior ignition-resistant construction system requirements of Title 25, Division 1, Chapter 3, Subchapter 2, Article 2.3.

(b) MH-units installed outside of parks in High Fire Hazard Severity Zones shall comply with the exterior ignition-resistant construction requirements of subsection (a) and the applicable vegetation clearance provisions of section 4291 of the Public Resource Code and section 51182 of the Government Code.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Section 18691 Health and Safety Code, California Code of Regulations, Chapter 3, Article 2.3, Public Resource Code 4291 and Government Code 51182.

§ 1324. Installation Permits.

(a) A permit shall be obtained from the enforcement agency each time an MH-unit, is located or installed on any site for the purpose of human habitation or occupancy. Permits are not required to locate recreational vehicles in a park.

(b) Requirements for applications and MH-unit installation permits are contained in Article 1.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18045.6, 18500, 18613, and 18630, Health and Safety Code.

§ 1326. Inspection.

(a) An applicant obtaining a permit to install an MH-unit or commercial modular shall notify the enforcement agency and request inspection at least twenty-four (24) hours in advance of the time the installation is expected to be completed.

(b) The applicant (or their representative) to whom the permit to install an MH-unit was issued, shall:

(1) be on site and available to the official of the enforcement agency at the time of the inspection of the installation;

(2) have available to the enforcement official at the installation site a complete set of plans and specifications regarding the installation including the manufacturer's installation instructions if available;

(3) provide on site test equipment required by section 1362, including a continuity tester, a polarity tester, and a pressure or slope gauge or manometer and

(4) perform the tests required in section 1362 of this article in the presence of the enforcement official.

(c) If the installation fails to comply with the requirements of sections 18551 or 18613 of the Health and Safety Code and/or this chapter, the enforcement agency shall provide a written notice of violation to the applicant or their representative stating the nature of the violation including a reference to the law or regulation being violated. The applicant or their representative shall perform the necessary corrective work and request reinspection within ten (10) days. The fee for reinspection shall be paid prior to reinspection.

(d) Upon completion of the MH-unit's installation, the MH-unit manufacturer's installation instructions, a copy of the approved plot plan, a copy of the permit, a copy of the plans and specifications for any engineered tiedown system or foundation system installed shall be placed by the installer within the MH-unit for retention by the unit's owner.

(e) The MH-unit shall not be occupied for human habitation prior to inspection and approval of the installation by the enforcement agency.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18551, 18613, and 18613.4, Health and Safety Code.

§ 1328. Utility Facilities.

The utility facilities for the unit shall be either fully installed and approved or ready for inspection prior to the installation inspection of the unit on that lot. The unit shall not be approved for occupancy until all the required lot utilities have been approved. All connections shall comply with the requirements of this chapter.

NOTE: Authority cited: Sections 18300, 18610, 18613, 18630, 18670, and 18690, Health and Safety Code. Reference: Sections 18550, 18551, 18610, 18613, 18630, 18670, and 18690, Health and Safety Code.

§ 1330. Unit Separation and Setback Requirements Within Parks.

(a) In parks, or portions of parks, constructed prior to September 15, 1961, units shall not be located closer than six (6) feet from any permanent building or another unit.

(b) In parks, or portions of parks, constructed on or after September 15, 1961, minimum separation distance shall be as follows:

(1) from a unit to any permanent building, not less than ten (10) feet.

(2) from a unit to any other unit, not less than:

(A) ten (10) feet from the side of one unit to the side of an adjacent unit;

(B) eight (8) feet from the side of one unit to the front or rear of an adjacent unit; and

(C) six (6) feet from the front or rear of one unit to the front or rear of an adjacent unit.

(c) A minimum setback of three (3) feet shall be maintained from the unit or the unit's projection or eave overhang and the adjacent lot line or property line. However, a unit may be installed up to a park roadway or common area provided there is no combustible building or structure in the common area within six (6) feet, and no building or structure of any kind within three (3) feet, of any portion of the unit. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained. Projections or eave overhangs shall not extend beyond a lot line bordering a roadway or common area.

(d) Unit projections or eave overhangs may intrude into the minimum distances required for separation where separation requirements between units, as defined in subsection (b) of this section, are greater than six (6) feet, provided not less than a six (6)-foot separation is maintained between the edge of any unit projection or eave overhang, and an adjacent unit, permanent building, or combustible accessory building or structure and its projection, or eave overhang.

(e) Lot lines shall be identified as prescribed by section 1104.

(f) Units installed outside of parks shall comply with local requirements for setbacks and separations and shall not be required to have greater setbacks or separation than other similar dwellings within the local agency's jurisdiction.

(g) Setback and separation requirements for accessory buildings and structures or building components are contained in section 1428 of Article 9.

NOTE: Authority cited: Sections 18300, and 18610, Health and Safety Code. Reference: Sections 18300, 18551, 18610, and 18613, Health and Safety Code.

§ 1333. Foundation Systems.

(a) Pursuant to Health and Safety Code section 18551, the requirements for MH-unit and commercial modular foundation systems are applicable throughout the state.

(b) The foundation system and the connection of a MH-unit to the foundation system shall be designed to withstand the vertical and lateral forces due to dead load, roof and floor live loads, wind and seismic loads in accordance with the provisions of the California Residential Code and local soil conditions. The roof live load, wind and seismic loads as established for dwellings within specific local areas shall apply.

(c) The foundation system and the connection of a commercial modular to the foundation system shall be designed to withstand the vertical and lateral forces due to dead load, roof and floor live loads, wind and seismic loads in accordance with the provisions of the California Building Code and local soil conditions. The roof live load, wind and seismic loads as established for permanent buildings within specific local areas shall apply.

(d) The vertical and lateral load resisting elements shall be sized and located to resist the loads specified in the manufacturer's installation instructions. The manufacturer's installation instructions shall become a part of the foundation system plans. In the absence of the manufacturer's installation instructions, plans and specifications signed by an architect or engineer covering the installation of an individual MH-unit or commercial modular shall be provided to the enforcement agency.

(e) The foundation system and the connection of the MH-unit or commercial modular to the foundation system shall be capable of withstanding the vertical and lateral loads shown in the manufacturer's installation instructions, or plans and specifications signed by an architect or engineer, including locations where there are concentrated loads.

(f) When an MH-unit or commercial modular is installed on a foundation system, a foundation system plan shall be provided to the enforcement agency. The manufacturer may provide a foundation system plan in its installation instructions, or a foundation system plan may accompany the installation instructions. Foundation systems may be approved by the enforcement agency or the department. Foundation systems approved by the department shall be accepted by every enforcement agency as approved for the purpose of obtaining a construction permit when the design loads and conditions are consistent for the locality. The department shall require that foundation system plans and supporting data be signed by an architect or engineer.

(g) Local enforcement agencies shall not require the original signature or stamp of the architect or engineer on a foundation plan approved by the department.

(h) Foundations for cabanas, porches, and stairways which are accessory to MH-units on foundation systems and foundations for building components shall be subject to approval of the enforcement agency. Porches and stairways which are accessory to commercial modulares on a foundation system shall be subject to approval of the enforcement agency.

(i) When it is necessary for the department to approve plans or to make investigations of complaints relating to foundation system plans, fees shall be paid in accordance with section 1020.9 of article 1.

(j) A standard plan approval may be obtained from the department for a plan for MH-unit or commercial modular foundation systems. The requirements for obtaining a standard plan approval are contained in section 1020.9 of article 1.

(k) Multifamily manufactured homes consisting of three (3) or more dwelling units shall be installed on a foundation system pursuant to Health and Safety Code section 18551(a) or (b).

(l) In flood hazard areas, foundation systems must be capable of resisting loads associated with flood and wind events or combined wind and flood events, and homes must be anchored to prevent floatation, collapse, or lateral movement.

(1) The foundation installation instructions must indicate whether:

(A) The foundation specifications have been designed for flood-resistant considerations, and, if so, the conditions of applicability for velocities, depths, or wave action; or

(B) The foundation is not designed to address flood loads.

(2) This subsection becomes operative August 1, 2013.

NOTE: Authority cited: Sections 18300, Health and Safety Code. Reference: Sections 18551 and 18008.7, Health and Safety Code.

§ 1333.5. Utility Connections for Manufactured Homes, Mobilehomes, and Commercial Modulares on Foundation Systems.

(a) When an MH-unit is installed on a foundation system pursuant to section 18551 of the Health and Safety Code, utility connections shall comply with the requirements of this chapter, or at the discretion of the MH-unit owner, the connections may be installed as required for permanent residential buildings in compliance with the California Plumbing Code and California Electric Code.

(b) Whenever a commercial modular is installed, the utility connections shall comply with the California Plumbing Code and the California Electrical Code.

(c) The testing of MH-unit utility systems and connections installed on a foundation system shall be performed in accordance with section 1362 of this Article.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18551, Health and Safety Code.

§ 1334. MH-unit Support Piers and Footings.

(a) Load bearing piers shall be constructed of rust resistant materials or treated to resist rust. The required load bearing capacity of individual support piers and their footings shall be calculated at not less than a combined live and dead load of seventy-five (75) psf, based on roof live and dead load of twenty-five (25) psf and floor live and dead load of fifty (50) psf of the MH-unit.

(b) Load bearing piers, other than concrete block piers, shall be tested to determine the safe operating load. The tests shall be conducted by testing agencies approved by the department. Testing agencies shall provide a pier testing report to the department upon completion, regardless of the testing results. A unique number provided by the testing agency shall identify each test report. The following testing procedures shall be used:

(1) A compression test shall be performed on three (3) piers of the same height and construction, selected randomly at the pier manufacturing facility by a representative of the testing agency.

(A) The compression test shall be performed on piers with all required design assemblies installed, such as adjustable tops, clamps, securement devices or similar assemblies.

(B) The selected piers shall be subjected to the compression test with each pier, fully assembled as will be installed, placed squarely on a firm base, and tested to its failure point. The compression test shall be measured in psf. Support pier failure will be established when the support bends, cracks, buckles or deflects to an unsafe level as determined by the approved testing agency.

(C) The safe operating load of a support pier is one-third (1/3) the average of the three (3) failure tests.

(2) When piers differ in height or construction, design tests and evaluations must be performed on each type of pier.

(c) Tested load bearing piers other than concrete block piers shall be listed and labeled as follows:

(1) Listing of piers shall be conducted by listing agencies approved by the department.

(A) The listing agency shall conduct manufacturer facility audits and prepare finding reports not less than once per year. The audit report will include, at a minimum:

(i) the review of pier construction for compliance with manufactured designs as approved by the testing agency,

(ii) the materials used in its construction including type, size, and weight,

(iii) the manufacturers quality control program, if applicable, and

(iv) the label application and label control process.

(B) The listing agency shall provide an annual report to the department of its approval and audit findings.

(2) Pier supports shall display a legible permanent label of approval, visible when the pier support is installed.

The label shall contain the following information:

(A) Manufacturer's name,

(B) Listing agency name,

(C) Listing number issued by the listing agency,

(D) Testing agency's approved operating load, and

(E) Testing agency's test report number.

(d) Individual load bearing footings may be placed on the surface of the ground, and shall be placed level on cleared, firm, undisturbed soil or compacted fill. Where unusual soil conditions exist, as determined by the enforcement agency, footings shall be designed to compensate for such conditions. The allowable loading on the soil shall not exceed one thousand five-hundred (1,500) psf unless data to substantiate the use of higher values is approved by the enforcement agency.

(e) Footings shall be adequate in size to withstand the tributary live and dead loads of the MH-unit and any concentrated loads. The length to width ratio of the footing shall not exceed two and one-half (2.5) to one (1). Individual footings for load bearing supports or devices shall consist of one of the following:

(1) Pressure treated lumber which meets the following requirements:

(A) Not less than two (2) -inch nominal thickness with a minimum of twenty-five (25) percent of the individual footings identified by an approved listing agency, as being pressure treated for ground contact.

(B) Knots. Well spaced knots of any quality are permitted in sizes not to exceed the following or equivalent displacement:

| Nom. Width | Any Location | Holes (Any Cause) | One Hole or Equivalent Per Piece |
|------------|--------------|-------------------|--|
| 6" | 2 3/8" | 1 1/2" | |
| 8" | 3" | 2" | |
| 10" | 3 3/4" | 2 1/2" | |
| 12" | 4 1/4" | 3" | |
| 14" | 4 5/8" | 3 1/2" | |

(C) Splits. In no case exceed one-sixth (1/6) the length of the piece.

(D) Honeycomb or Peck. Limited to small spots or streaks of firm honeycomb or peck equivalent in size to holes listed in (B) above.

(2) Precast or poured in place concrete footings not less than three and one-half (31/2) inches in thickness. The concrete shall have a minimum twenty-eight (28)-day compressive strength of not less than two thousand five hundred (2500) psi.

(3) Other material, approved by the department, providing equivalent load bearing capacity and resistance to decay.

(f) Individual load bearing piers or devices and footings shall be designed and constructed with sufficient rigidity and bearing area to evenly distribute the loads carried over one-third (1/3) the area of the footings as measured from the center of the footing. When two (2) or more two (2) inch nominal wood pads placed side-by-side on the ground are used as a pier footing, a single wood cross pad must be installed on top of the ground contact pads at a ninety (90) degree angle so as to place the directional wood grains opposing to each other. The cross pad must be of a length to cover each ground contact pad and be of two (2) inch nominal thickness. Footings shall be constructed of sufficient rigidity to evenly distribute the loads carried to the ground without bowing or splitting.

(g) When multiple wood footings are stacked, they shall be secured together with corrosion resistant fasteners at all four (4) corners of the pad which will penetrate at least eighty (80) percent of the base pad to prevent shifting.

(h) Individual load bearing piers, which do not include the footing as defined in section 1002 of this chapter, located under the MH-unit's chassis shall not exceed thirty-six (36) inches in height.

(i) When more than one-quarter (1/4) of the area of the MH-unit is supported at a height of three (3) feet or more as measured between each unit's chassis and the ground, the MH-unit shall be installed on a foundation system in accordance with section 18551 (a) or (b) of the Health and Safety Code.

(j) No portion of the support system above the ground shall extend beyond the vertical plane of the side or end wall of the MH-unit that would restrict or inhibit installation of skirting.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18300 and 18613, Health and Safety Code.

§ 1334.1 Mechanical Connection of Concrete Piers or Steel Piers.

Mechanical connection of all steel piers or concrete piers to an MH-unit and to the pier's footing is subject to the requirements of this section.

(a) When live loads are applied to an MH-unit installed pursuant to Health and Safety Code section 18613, mechanical connection of steel piers or concrete piers shall be capable of maintaining the placement of the support system of the MH-unit to the point of the failure of either the attachment point on the MH-unit, the pier or the footing.

(1) The means of mechanical connection shall not allow the separation of the MH-unit from any pier or footing as a result of horizontal loads or vertical loads,

(2) Failure occurs when the attachment point on the MH-unit, the pier or the footing yields or fractures or is deformed to a point that threatens the health and safety of the occupants of the MH-unit.

(b) For the purposes of this section, live loads are restricted to the following:

(1) horizontal loads applied to the attachment point on the MH-unit in both directions parallel to the attachment point and in both directions perpendicular to the attachment point; and

(2) vertical loads applied to the attachment point on the MH-unit in both directions upward and downward from the point of contact between the pier footing and the ground.

(c) Mechanical connection of the concrete pier or steel pier to the point of attachment on the MH-unit shall comply with the following requirements:

(1) The means of mechanical connection shall be fabricated of steel that is not less than one-eighth (1/8) of an inch thick and not less than two (2) inches wide and two (2) inches long;

(2) Fasteners incorporated as part of the mechanical connection shall be no smaller than three-eighths (3/8) inch grade 5 bolts, nuts and lock washers; and

(3) The means of mechanical connection shall not incorporate modifications of either the pier or of the MH-unit.

(4) The means of mechanical connection at the center line between each transportable section of a multi-section MH-unit shall consist of one quarter (1/4) inch lag bolts or wood screws and shall secure the pier to a wood floor structural member.

(d) A listed concrete pier or steel pier complies with subsection (c) if it incorporates into its structure a means of mechanical connection to the MH-unit.

(e) Mechanical connection of a concrete pier or steel pier to the pier's footing shall be fabricated of corrosion resistant components.

(f) A listed concrete pier or steel pier complies with subsection (e) if it incorporates into its structure a means of mechanical connection to the pier footing.

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

§ 1334.2. Mechanical Connection of Concrete Block Piers.

While nothing in this section requires the installation of an MH-unit to include the mechanical connection of concrete block piers, the following standards have been developed for the mechanical connection of a concrete block pier to an MH-unit and to the pier's footing.

(a) When live loads are applied to an MH-unit installed pursuant to Health and Safety Code section 18613, mechanical connection of concrete block piers shall be capable of maintaining the placement of the support system of the MH-unit to the point of the failure of either the attachment point on the MH-unit, the pier or the footing.

(1) The means of mechanical connection shall not allow the separation of the MH-unit from any pier or footing as a result of horizontal loads or vertical loads,

(2) Failure occurs when the attachment point on the MH-unit, the pier or the footing yields or fractures or is deformed to a point that threatens the health and safety of the occupants of the MH-unit.

(b) For the purposes of this section, live loads are restricted to the following:

(1) horizontal loads applied to the attachment point on the MH-unit in both directions parallel to the attachment point and in both directions perpendicular to the attachment point; and

(2) vertical loads applied to the attachment point on the MH-unit in both directions upward and downward from the point of contact between the pier footing and the ground.

(c) In order to test a device, assembly or arrangement designed to achieve mechanical connection of a concrete block pier to an MH-unit and to the pier's footing, the testing shall comply with the methods and specifications provided in this section, and the mechanical connection shall endure the testing without failure.

(d) The device, assembly or arrangement of mechanical connection of concrete block supports shall be tested in both of the following configurations:

(1) eight (8) inches by eight (8) inches by sixteen (16) inches concrete blocks shall be stacked three (3) blocks high, without wooden spacers between the blocks, upon a pressure-treated wood footing two (2) inches by twelve (12) inches by thirty (30) inches in size.

(2) eight (8) inches by eight (8) inches by sixteen (16) inches concrete blocks shall be stacked three (3) blocks high, with one (1) -inch wooden spacers between the concrete blocks, upon a pressure-treated wood footing two (2) inches by twelve (12) by thirty (30) inches in size.

(3) The concrete blocks used in the configurations shall comply with the requirements and reference standards contained in the California Building Code.

(e) A section of three (3)-inch flange by ten (10)-inch web steel "I" beam shall be used to simulate the point of attachment to the MH-unit.

(f) Two (2)-piece wooden wedges, driven together in opposition to one another and forming a thickness of not less than one (1) inch or more than two (2) inches between the topmost concrete block and the "I" beam, shall be used to simulate the typical surface bearing area between the concrete block pier support and the point of attachment to the MH-unit.

(g) The device, assembly or arrangement proposed as a means of mechanical connection for concrete block supports shall be installed in each of the configurations specified in subsection (d) and shall be subjected to the following procedures.

(1)(A) The footing shall be placed upon a level surface capable of supporting not less than one thousand five-hundred pounds (1,500) psf.

(B) The contact points between the wooden wedges and the "I" beam and between the concrete block and the footing shall be clearly marked.

(C) The "I" beam shall be raised vertically at least twelve (12) inches not less than five (5) times, without failure of the mechanical connection.

(D) Failure occurs if the points of contact of either the wooden wedges and the "I" beam or the concrete block and the footing has changed more than one (1) inch from the locations originally marked, as instructed in subsection (g)(1)(B).

(2)(A) The "I" beam shall be subjected to a constant vertical load of not less than one thousand five-hundred (1,500) psf at a point central to the concrete block pier configuration. The measurement between the level support surface and the bottom of the "I" beam shall be recorded.

(B) While maintaining the vertical load, the "I" beam shall be subjected to horizontal loads applied in both directions parallel to the "I" beam and in both directions perpendicular to the "I" beam. The mechanical connection shall withstand these forces without failure, until one or more of the concrete blocks fail to support the vertical load.

(C) Failure of one or more of the concrete blocks to support the vertical load occurs when the measurement recorded as directed in subsection (g)(2)(A) between the support surface and the bottom of the "I" beam, is decreased by one or more inches.

(D) Failure of the mechanical connection occurs if the points of contact of either the wooden wedges and the "I" beam or the concrete block and the footing have changed more than one (1) inch from the locations originally marked as instructed in subsection (g)(1)(B).

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

§ 1334.4. Footings In Areas Subject To Ground Freezing.

(a) Support footings shall be placed below the frost line depth, determined by the local jurisdiction, in areas subject to ground freezing.

(b) The lowest point of the footing shall be below the frost line on firm undisturbed soil.

(c) Footings shall be precast or poured in place concrete not less than three and one-half (3 ½) inches in thickness, or other approved materials listed for use below grade. The concrete shall have a minimum twenty-eight (28)-day compressive strength of not less than two thousand five hundred (2500) psi.

(d) No wood, or other non-masonry material not listed for use below grade, shall be below the surrounding grade and only pressure-treated wood and wood with natural resistance to decay and termites is permitted within six (6) inches of the soil.

(e) Holes for footings shall be open for inspection and backfilled prior to final inspection.

(f) Metal supports shall not be imbedded in soil or concrete.

(g) An additional inspection is required for verification of either footing depth or backfill, if not conducted at the time of the unit's installation.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1334.5. Footings On Uneven Surfaces.

When footings span an uneven surface, one of the following methods shall be used to level the area of the footing:

- (a) Placed on firm undisturbed soil or compacted fill pursuant to section 1334(d).
- (b) Poured in place concrete at least three and one-half (3 ½) inches thick extending to the edge of the footing.
- (c) Pressure-treated wood meeting the requirements of section 1334.
- (d) Compacted class 2 aggregate with the level top footing surface extending a minimum 12 (12) inches beyond the edge of the footing.

(e) Fills for uneven surfaces exceeding six (6) inches in depth shall be made with poured in place concrete or alternate engineered method approved by the enforcement agency. The concrete shall have a minimum twenty-eight (28)-day compressive strength of not less than two-thousand-five-hundred (2500) pounds-per-square-inch.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18300 and 18613, Health and Safety Code.

§1334.6. Vapor Barriers

When the manufacturer's installation instructions require the installation of a vapor barrier on the surface of the ground, the barrier shall be installed under the footings and in accordance with the manufacturer's installation instructions.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18300 and 18613, Health and Safety Code.

§ 1335. Load Bearing Supports, Manufacturer's Installation Instructions.

MH-units manufactured on or after October 7, 1973, shall be installed in accordance with the approved manufacturer's installation instructions. Individual load bearing supports of a support system shall provide the support required by the manufacturer's instructions, including locations where there are concentrated loads. The footing areas shall be sized in accordance with section 1334 to support the loads shown in the manufacturer's installation instructions.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1335.5. Load Bearing Support Systems Without Manufacturer's Installation Instructions.

(a) MH-units manufactured prior to October 7, 1973, or MH-units for which the manufacturer's installation instructions are unobtainable, shall be supported in accordance with this subsection or on a foundation system in accordance with section 18551 of the Health and Safety Code. MH-units installed in areas exceeding a thirty (30)-pound roof live load, or to different requirements than prescribed in this section, shall have support systems designed and approved by an architect or engineer. The MH-unit shall be supported as follows:

- (1) Main chassis beam supports spaced not more than six (6) feet apart longitudinally, as determined from table 1335.5-1,
- (2) Ridge beam support systems as determined from table 1335.5-2, and
- (3) wall supports under each end of a side wall opening that is forty-eight (48) inches or more in width, and under the perimeter walls at eight (8) foot intervals with footing sizes not less than two hundred seventy-five (275) square inches.

| TABLE 1335.5-1 MH-unit Section Widths | |
|--|--------------|
| Width of MH-unit Section | Footing Area |
| 8 ft. wide | 260 sq. in. |
| 10 ft. wide | 324 sq. in. |
| 12 ft. wide | 388 sq. in. |
| 14 ft. wide | 452 sq. in. |
| 16 ft. wide | 516 sq. in. |

| TABLE 1335.5-2 | | | | |
|--|--------------------------------|---------|---------|---------|
| Span in feet Between Ridge Beam Locations | Unit Section Width | | | |
| | 10 Foot | 12 Foot | 14 Foot | 16 Foot |
| | LOAD IN POUNDS PER SQUARE FOOT | | | |
| Up to 5 | 1250 | 1500 | 1750 | 2000 |
| 6 | 1500 | 1800 | 2100 | 2400 |
| 7 | 1750 | 2100 | 2450 | 2800 |
| 8 | 2000 | 2400 | 2800 | 3200 |
| 9 | 2250 | 2700 | 3150 | 3600 |
| 10 | 2500 | 3000 | 3500 | 4000 |
| 11 | 2750 | 3300 | 3850 | 4400 |
| 12 | 3000 | 3600 | 4200 | 4800 |
| 13 | 3250 | 3900 | 4550 | 5200 |
| 14 | 3500 | 4200 | 4900 | 5600 |
| 15 | 3750 | 4500 | 5250 | 6000 |
| 16 | 4000 | 4800 | 5600 | 6400 |
| 17 | 4250 | 5100 | 5950 | 6800 |
| 18 | 4500 | 5400 | 6300 | 7200 |
| 19 | 4750 | 5700 | 6650 | 7600 |
| 20 | 5000 | 6000 | 7000 | 8000 |
| 21 | 5250 | 6300 | 7350 | 8400 |
| 22 | 5500 | 6600 | 7700 | 8800 |
| 23 | 5750 | 6900 | 8050 | 9200 |
| 24 | 6000 | 7200 | 8400 | 9600 |
| 25 | 6250 | 7500 | 8750 | 10000 |

(b) Multi-section homes manufactured prior to October 7, 1973 or multi-section homes for which the manufacturer's installation instructions are unobtainable, shall be interconnected as designed and approved by an architect or engineer or as follows:

(1) Floor connections shall be made with a three-eighths (3/8) inch diameter lag bolt or equivalent, of a length sufficient to ensure a tight connection as determined by the enforcement agency at the time of inspection. The lag bolts shall be installed twenty-four (24) inches on center. The lag bolts shall be staggered on alternating sides located where the multi-section floor lines meet.

(2) Roof connections shall be made with a three-eighths (3/8) inch diameter lag bolt or equivalent, of length sufficient to ensure a tight connection as determined by the enforcement agency at the time of inspection. The lag bolts or equivalent shall be installed twenty-four (24) inches on center. The lag bolts shall be staggered on alternating sides where the multi-section rooflines meet.

(3) End wall connections shall be made with a number eight (8) screw or equivalent, of length sufficient to ensure a tight connection as determined by the enforcement agency at the time of inspection. The screws shall be installed eighteen (18) inches on center. The screws shall be staggered on alternating sides where the multi-section end walls meet.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1336. Wind Load Calculation.

Wind load is calculated as follows:

(a) From the exterior of the MH-unit, measure the total length of the exposed side wall in feet and in fractions of feet. Then measure the height of the exposed side wall in feet and fractions of feet, measuring from the point of connection of the side wall with the roof to the bottom of the sidewall, excluding any skirting installed at the site. Multiply the measurement of the length of the side wall by the measurement of the height of the side wall to obtain the exposed square footage of the side wall.

(b) From the exterior of the MH-unit, measure the total length of the exposed roof in feet and fractions of feet. Then measure the height of the exposed roof in feet and fractions of feet, measuring vertically from the point of connection with the side wall to the peak of the roof. Multiply the measurement of the length of the roof by the measurement of the height of the roof to obtain the exposed square footage of the roof. Divide the square footage by two, in order to compensate for the reduced wind load against a pitched roof.

(c) Add the square footage obtained in the calculation described in subsection (a) to the square footage obtained in the calculation described in subsection (b) to obtain the total square footage of the exterior side of the MH-unit exposed to wind load.

(d) Multiply the square footage obtained in the calculation described in subsection (c) by either the design wind load of the MH-unit or by fifteen (15) psf, whichever is greater, to obtain the wind load. The design wind load of the MH-unit is provided on the data plate permanently affixed to the MH-unit.

EXAMPLE: The side wall of the MH-unit measures sixty-two and one-half feet (62½') in length and ten feet (10') in height. The roof of the MH-unit measures sixty-three and one-half feet (63½') in length and four and one-third feet (4 1/3') in height. These measurements result in a calculated wind load of 11,437 pounds using the above-described method.

(a) $62.5 \times 10 = 625$ square feet

(b) $63.5 \times 4.33 = 274.96/2 = 137.48$ square feet

(c) $625 + 137.48 = 762.48$ square feet

(d) $762.48 \times 15 = 11,437.2$ or a 11,437 pound wind load.

NOTE: Authority cited: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

§ 1336.1. Listed Tiedown Assemblies.

Tiedown assemblies that are not part of an engineered tiedown system shall be listed as having been tested and found to be in compliance with the requirements of this section.

(a) A tiedown assembly consists of the ground anchor component and anchoring equipment. Anchoring equipment includes such components as

(1) a tie, which connects the ground anchor to the MH-unit ;

(2) a tensioning device, such as a turnbuckle or a yoke-type fastener; and

(3) fastening devices, such as an eye-bolt or a U-bolt-type cable clamp.

(b) A tiedown assembly shall be designed to prevent self-disconnection. Open hook ends shall not be used in any part of the tiedown assembly.

(c) Flat steel strapping used as a component of a tiedown assembly shall comply with the specifications and testing methods of ASTM Standard D3953-91, "Standard Specification for Strapping, Flat Steel and Seals," which is hereby incorporated by reference.

(d) A ground anchor component designed for the connection of multiple ties and the means for the attachment of the ties shall be capable of resisting, without failure, the combined working load of the maximum number of ties that can be attached to the anchor.

(e) A tiedown assembly shall be tested by applying an increasing test load to the point of failure in order to determine the assembly's capacity for resistance. A working load for the tiedown assembly shall be established from the test results, which shall be two-thirds (2/3) of the amount of resistance the tiedown assembly endured without failure.

(f) The tiedown assembly shall be tested while the ground anchor is installed as recommended by the manufacturer.

(1) The type of soil in which the ground anchor is installed for the application of a test load shall correspond to one of the classes of materials shown in California Residential Code, Table R 401.4.1. The working load of the listed tiedown assembly used in the calculations shall be for one-thousand five-hundred (1,500) pound soil, consisting of clay, sandy clay, silty clay and clayey silt, as classified in the California Residential Code, Table R 401.4.1.

(2) The test load shall be applied from the direction of the tie.

(g) Failure of the ground anchor component consists of the following occurrences:

(1) The application of the test load results in an uplift of the ground anchor greater than two (2) inches or a side deflection of the ground anchor greater than three (3) inches; or

(2) The ground anchor, including the means of attachment of the tie, breaks, separates, or is deformed in a manner that threatens the integrity of the tiedown assembly. A deformity that threatens the integrity of the tiedown includes one that would allow the tie to separate from the ground anchor or that would cause the tie to wear and break.

(h) Failure of a component of the anchoring equipment consists of the following occurrences:

(1) The tie stretches to a length more than two (2) percent greater than the length of the tie prior to the application of the test load; or

(2) A component of the anchoring equipment or the attachment point to the MH-unit yields or fractures upon application of the test load; or

(3) A component of the anchoring equipment or the attachment point of the MH-unit is deformed by the working load in a manner that is a threat to the integrity of the tiedown assembly.

(i) The listing for the tiedown assembly shall include the following information:

(1) The model identification number of the tiedown assembly;

(2) The working load of the listed tiedown assembly used in the calculations, shall be calculated for one-thousand five-hundred (1,500)-psf soil, consisting of clay, sandy clay, silty clay and clayey silt, as classified in the California Residential Code, Table R401.4.1 ; and

(3) Installation instructions for the tiedown assembly, including the manner in which the ground anchor component must be inserted into the ground in order to maintain the working load for which the tiedown assembly is rated. Such instructions include the angle at which the anchor must be inserted and the angle at which the tie must be attached.

(j) The ground anchor component of a listed tiedown assembly shall contain a permanent label that provides the manufacturer's name and the listed model identification number of the tiedown assembly. The label shall be located on the anchor in a place that it is visible after installation, and the information shall be provided on the label in a manner that is easy to read.

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

§ 1336.2. Installation Requirements for a Tiedown System Consisting of Listed Tiedown Assemblies.

The installation of a tiedown system consisting of listed tiedown assemblies shall comply with the requirements of this section.

(a) Unless otherwise specified in the MH-unit manufacturer's installation instructions, the number of tiedown assemblies that must be installed for each longitudinal side of an MH-unit shall be determined by dividing the wind load calculated as required in section 1336 by the working load of the listed tiedown assembly chosen for use.

(1) The quotient shall be rounded up to equal the number of listed tiedown assemblies required for each longitudinal side.

(2) The working load of the listed tiedown assembly used in the calculations, shall be calculated for one-thousand five-hundred (1,500)-psf soil, consisting of clay, sandy clay, silty clay and clayey silt, as classified in the California Residential Code, Table R401.4.1.

(b) The number of tiedown assemblies required pursuant to subsection (a) may be reduced to no less than two (2) under the following circumstances:

(1) If the MH-unit's installation instructions provide for a reduction in the number of tiedown assemblies and for the subsequent, concentrated amount of resistance at specific points on the MH-unit ; and

(2) if engineered data is submitted to and approved by the enforcement agency which substantiates a different class of materials constituting the soil into which the anchor is to be inserted, as provided in the California Building Code, Table 18-1-A.

(c) No less than two (2) tiedown assemblies shall be installed at each end of each transportable section of the MH-unit. The working load of the tiedown assemblies installed at each end of an MH-unit shall be the same as the working load of the tiedown assemblies installed along each of the longitudinal sides of the MH-unit.

(d) It is the responsibility of the contractor/installer to determine the location of all underground utilities within the MH-unit's lot, such as gas, water, sewer, electrical or communications systems, and to avoid the location of all underground utilities when choosing the specific location for the insertion of each ground anchor. The location of each anchor shall not violate the clearance requirements from underground utilities adopted by the Public Utilities Commission in General Order 128, pursuant to section 768 of the Public Utilities Code.

(e) If the MH-unit manufacturer's installation instructions are available and provide for the installation of a tiedown system, listed tiedown assemblies shall be installed as follows:

(1) The number of tiedown assemblies and the manner of attachment and location of the attachment of the tiedown assemblies to the MH-unit shall be as required by the installation instructions provided by the manufacturer of the MH-unit and by subsection (c); and

(2) The listed tiedown assemblies shall be installed as required by their listing and by subsections (a)(2), (h) and (j).

(f) If the installation instructions provided by the MH-unit's manufacturer do not provide for the installation of a tiedown system or if the MH-unit manufacturer's installation instructions are not available, all tiedown assemblies shall be installed as required by their listing and by this section.

(g) The required tiedown assemblies shall be spaced as evenly as practicable along the length of each side and end of the MH-unit, with no more than two (2) feet of open-end spacing at any end of the MH-unit, measuring from the point of the attachment of the tie to the MH-unit.

(h) No portion of the tiedown assembly shall extend above the ground beyond the vertical plane of the side or end wall of the MH-unit.

(i) A tie shall be wrapped around a main structural frame member and shall not attach to a steel outrigger beam that fastens to and intersects a main structural frame member.

(j) After the tie is connected with the MH-unit and to the ground anchor, the tie shall be drawn tight to eliminate all slack.

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

§ 1336.3. Engineered Tiedown System.

An engineered tiedown system is a system designed by an engineer or architect that complies with the requirements of this section and Health and Safety Code section 18613.4.

(a) An engineered tiedown system shall allow an MH-unit to resist wind loads of fifteen (15) pounds psf or the design wind load of the MH-unit, whichever is greater.

(1) The engineered tiedown system shall provide the MH-unit with the ability to resist wind loads against either side of the MH-unit and against either end of the MH-unit.

(2) The engineered tiedown system shall maintain solid contact with the ground while providing the MH-unit with the required resistance.

(b) An engineered tiedown system shall be designed by an engineer or architect, who includes within the plans and specifications, a statement that the system meets the requirements of subsection (a).

(c) The plans and specifications for an engineered tiedown system, including installation instructions, shall contain an original engineer's or architect's stamp and signature or shall have a standard plan approval issued by the department.

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

§ 1336.4. Tiedown Anchors in Flood Hazard Areas.

(a) In flood hazard areas, foundation and support system anchoring must be capable of resisting loads associated with flood and wind events or combined wind and flood events, and homes must be anchored to prevent floatation, collapse, or lateral movement.

(b) The tiedown manufacturer's installation instructions must indicate whether:

(1) The tiedown specifications have been designed for flood-resistant considerations, and, if so, the conditions of applicability for velocities, depths, or wave action; or

(2) The tiedown specifications are not designed to address flood loads..

(c) This section becomes operative August 1, 2013.

NOTE: Authority: Sections 18300, 18613, and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

§ 1337. Support Inspection.

At the time of inspection, the installation of the MH-unit on its support system shall be complete and the area under the MH-unit shall be accessible for inspection.

(a) Skirting shall not be installed until all underfloor installations have been approved by the enforcement agency.

(b) Masonry walls shall not be installed until all underfloor installations have been approved by the enforcement agency, unless the installation of the masonry wall is required to provide perimeter support to the MH-unit.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1338. Roof Live Load.

(a) Except as provided in section 1338.1 of this article, every MH-unit installed shall have the capacity to resist the applicable minimum roof live load of the region in which it is installed as set forth in Table 1338-1 or as is further provided by this section. Table 1338-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department. Except as described in Section 1338.1, below, at elevations above 4,000 ft., snow loads established for residential buildings by local ordinance shall apply.

(1) Region I includes the following counties: Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties: Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties: Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) When an application is submitted for a permit to install an MH-unit manufactured prior to October 7, 1973, or an MH-unit with a designed roof live load less than that specified in Table 1338-1 and it is known the MH-unit will be subjected to snow loads, the plans and specifications shall include a method of protecting the MH-unit from snow loads that is acceptable to the enforcement agency.

When approved by the enforcement agency, a ramada may be used to protect an MH-unit which does not have the capacity to resist the minimum roof live load for the region in which it is to be installed. The ramada shall be designed to resist the minimum roof loads for the region in which it is constructed and shall be constructed pursuant to the provisions of section 1486.

(c) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, must continue the program on existing installations. However, MH-units located in parks at or below 4,000 feet in elevation installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in Table 1338-1.

(d) This section does not apply to MH-units installed prior to September 30, 1975.

(e) The park owner or operator shall maintain the snow roof load maintenance program, as long as units in the park do not meet the minimum roof loads for the area.

| TABLE 1338-1 General Roof Live Load Requirements for MH-units | | | | | |
|--|----------------|---------------|----------------|---------------|----------------|
| Region I | | Region II | | Region III | |
| Elevation | Roof Live Load | Elevation | Roof Live Load | Elevation | Roof Live Load |
| All Elevations | 20 psf | 0-3000 ft. | 20 psf | 0-2000 ft. | 20 psf |
| | | 3001-3500 ft. | 30 psf | 2001-3000 ft. | 30 psf |
| | | 3501-4000 ft. | 60 psf | 3001-4000 ft. | 60 psf |

NOTE: Authority cited: Sections 18300, 18605, and 18613, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

§ 1338.1. Roof Live Loads for Mobilehome Parks Located Above 4,000 feet in Elevation.

(a) Notwithstanding the provisions of Section 1338, if an MH-unit that is proposed to be installed within a mobilehome park located above 4,000 feet in elevation does not have the capacity to resist the minimum snow loads as established for residential buildings by local ordinance, the MH-unit may only be installed in a mobilehome park if all of the following conditions apply:

- (1) The park has and is operating a snow roof load maintenance program approved by the enforcement agency;
- (2) the MH-unit has the capacity to resist a roof live load of sixty (60) pounds per square foot or greater;
- (3) the installation complies with all other applicable requirements of this chapter;
- (4) the installation is approved by the enforcement agency ; and
- (5) the enforcement agency's approval of the snow roof load maintenance program is shown on the mobilehome park's permit to operate.

(b) The operator of a mobilehome park located above 4,000 feet in elevation may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for an approval shall include, but not be limited to, the following information:

- (1) The type of maintenance to be used to control snow accumulation;
- (2) the capacity and capability of personnel and equipment proposed to satisfactorily perform the snow roof load maintenance program; and
- (3) an application for an amended permit to operate in accordance with section 1014 of this chapter.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18552, 18605 and 18613, Health and Safety Code.

§ 1338.5 School Impact Fees.

(a) The first installation of an MH-unit on a lot in a park or an addition of a lot to an existing park where the permit to construct the lot was issued after September 1, 1986, may be subject to the assessment of a school impact fee when school impact fees are imposed by local school districts. The requirements and procedures governing the impact fees are set forth in Government Code sections 65995 and 65996 and Education Code sections 17620 through 17625.

(b) When the department is the enforcement agency, form HCD MP 502 must be submitted to the department prior to inspection of an installation and issuance of a Manufactured Home or Mobilehome Installation Acceptance or Certificate of Occupancy. The certification shall be signed by an authorized representative of the school district or districts and presented to the department prior to the issuance of an installation acceptance certificate or certificate of occupancy.

NOTE: Authority cited: Section 18613, Health and Safety Code. Reference: Section 65995, Government Code; and Sections 17620, 17621, 17622, 17623, 17624 and 17625, Education Code.

§ 1339. Compliance with Local Floodplain Management Ordinances.

When the department is the enforcement agency, the applicant for a permit to install or reinstall an MH-unit shall submit to the department, along with the application for permit to construct, a completed Floodplain Ordinance Compliance Certification For Manufactured Home/Mobilehome Installations, signed by an authorized representative of the local floodplain management agency.

EXCEPTION: When the department has been officially notified by the local floodplain management agency that a specific park is not in a floodplain, a new form is not required.

NOTE: Authority Cited: Section 18613, Health and Safety Code. Reference: Section 18300, Health and Safety Code; Sections 60.3 and 60.26, 44 CFR Parts 59 and 60; and Executive Order B-39-77.

§ 1344. Clearances.

A minimum clearance of eighteen (18) inches shall be maintained between the underside of the floor joists, and grade level of the lot and a minimum clearance of twelve (12) inches shall be maintained between the main chassis beams of the MH-unit and grade level of the lot. A minimum clearance of twelve (12) inches shall be maintained under all horizontal structural members of a support structure.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

§ 1346. Skirting Design and Construction.

(a) Where the space beneath an MH-unit is enclosed, there shall be provided a removable access panel opening a minimum of eighteen (18) inches by twenty-four (24) inches unobstructed by pipes, ducts, or other equipment that may impede access. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

(b) Cross ventilation shall be provided by openings having a net area of not less than one and one-half (1½) square feet for each twenty-five (25) linear feet of the MH-unit and including all skirted structures such as porches. The openings shall be provided on at least the two (2) opposite sides along the greatest length of the unit and shall be installed as close to all the corners as practicable.

(c) When wood siding or equivalent home siding products are used as skirting material, the installation shall comply with the siding manufacturer installation instructions. Where siding manufacturer installation instructions are not available, the installation shall conform to the provisions of the California Residential Code. All wood products used in skirting construction located closer than six (6) inches to earth shall be treated wood or wood of natural resistance to decay. Where located on concrete slabs placed on earth, wood shall be treated wood or wood of natural resistance to decay.

(d) Where manufacturer installation instructions require the use of a ground vapor barrier under the MH-unit, skirting shall be provided in accordance with this section.

(e) When skirting is installed on an MH-unit or accessory structure in a floodplain, as designated by the local floodplain management agency, the skirting shall be either:

(1) a flexible material that will not impede the water flow, or

(2) if constructed of rigid materials, have openings totaling one (1) square inch of opening for every one (1) square foot of enclosed area. The bottom of these openings shall not be more than one (1) foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

§ 1348. Leveling.

After the installation is complete, the chassis and floor members of the MH-unit shall be level.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1352. Electrical Feeder Assembly.

(a) An MH-unit shall be connected to the lot service equipment by one (1) of the following means:

(1) Listed power supply cord, approved for mobilehome use.

(2) Feeder assembly.

(b) An MH-unit with a calculated electrical load of 40-amperes or 50-amperes may be connected to the lot service equipment with a listed power supply cord.

(c) The power supply cord shall bear the following markings:

"For mobilehome use - 40 amperes" or "For mobilehome use - 50 amperes" as appropriate.

EXCEPTION: An MH-unit, equipped with an existing power supply cord not listed for MH-units may have its use continued, provided:

- (1) The power supply cord used shall be listed: Type SO, ST, or STO.
- (2) The power supply cord shall not be spliced.
- (3) The male attachment plug shall conform to provisions of Article 550 or 551 of the California Electrical Code.
- (d) An MH-unit, with a calculated load in excess of 50-amperes, shall be connected to the lot service equipment by one (1) of the following:
 - (1) An MH-unit equipped with an overhead service drop shall be connected by four (4) continuous, insulated conductors.
 - (2) An MH-unit equipped for an underfloor feeder assembly shall be connected to the lot service equipment by means of a feeder assembly consisting of four (4) continuous, insulated, color-coded, feeder conductors suitable for wet locations, installed in an approved conduit. Connection at the MH-unit shall be a flexible connection of at least thirty-six (36) inches in length.
 - (3) Conductors for an overhead installation or conductors for an MH-unit feeder assembly used for underfloor installation shall be sized as follows:
 - (A) Conductors shall be sized in accordance with the requirements of the MH-unit manufacturer's approved installation instructions.
 - (B) If the manufacturer's installation instructions are not available, the conductors shall be sized for the electrical load shown on the MH-unit electrical label.
 - (C) In the absence of an electrical label on the MH-unit or the MH-unit manufacturer's approved installation instructions, the conductors shall be sized in accordance with the calculated load as determined by the provisions of the California Electrical Code, Articles 1, 2, and 3.
- (e) The feeder assembly shall be installed above ground to be kept from direct contact with the earth.
- (f) Only one (1) power supply connection to an MH-unit for each dwelling unit shall be permitted. Where electrical service equipment is provided as a part of an MH-unit, the power supply connection shall be made in accordance with applicable provisions of the California Electrical Code, Articles 1, 2, and 3.
- (g) Power supply cords shall not be buried or encased in concrete.
- (h) Feeder conductors shall be run in an approved rigid raceway if buried or encased in concrete.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18550 and 18613, Health and Safety Code.

§ 1354. MH-unit Gas Connector.

- (a) Each MH-unit shall be connected to the lot outlet by an approved flexible gas connector, listed for its intended use, not more than six (6) feet in length and of adequate size to supply the MH-unit gas appliance demand, as evidenced by the label on the MH-unit. In the absence of a label, the MH-unit demand shall be determined by the California Plumbing Code, Chapter 12.
- (b) When the MH-unit gas system needs to be extended, the extension must comply with National Manufactured Housing Construction and Safety Standards. Verification of compliance will be completed at the time of the installation inspection.
- (c) Only one (1) gas supply connection to an MH-unit for each dwelling unit shall be permitted.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18550 and 18613, Health and Safety Code.

§ 1356. MH-unit Water Connector.

An MH-unit shall be connected to the lot water service outlet by a flexible connector approved for potable water, or at least eighteen (18) inches of soft copper tubing, not less than one-half (1/2) inch interior diameter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18613, and 18630, Health and Safety Code.

§ 1358. Drain, Unit.

(a) An MH-unit shall be connected to the lot drain inlet by means of a drain connector consisting of approved pipe not less than schedule 40, with listed and approved fittings and connectors, and shall not be less in size than the MH-unit drain outlet. A listed and approved flexible connector shall be provided at the lot drain inlet end of the pipe.

(b) Drain connectors and fittings for recreational vehicles shall be listed and approved for drain and waste.

(c) Recreational vehicles located in a park for more than three (3) months, or units with plumbing that are not self-contained, shall have a drain connector complying with subsection (a).

(d) All drain connectors and fittings shall be maintained with a grade not less than one-eighth (1/8) inch per foot. A drain connector shall be gas-tight and no longer than necessary to make the connection between the unit's drain outlet and the drain inlet on the lot.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18613 and 18630, Health and Safety Code.

§ 1360. Air-Conditioning Installation.

(a) When an MH-unit has been previously equipped with a portable air-conditioning appliance energized from the unit and is installed in a new location, the air-conditioning equipment may be energized in the same manner as originally installed, provided that it does not create a hazard.

(b) When central air-conditioning equipment is to be installed in an MH-unit, a permit to alter the MH-unit must be obtained from the department and shall be energized from the MH-unit. (c) If the MH-unit does not have the additional capacity to supply the air-conditioning equipment, it may be energized from the lot electrical service, provided the park electrical system has the capacity to supply the additional air-conditioning load and a permit to construct is obtained for the alteration of the lot electrical service.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18613, 18670, and 18690, Health and Safety Code.

§ 1362. Installation Test.

(a) The potable water distribution system of the MH-unit and the supply connection shall show no evidence of leakage under normal operating pressures. If water at normal operating pressure is not available, the water distribution system shall be tested by a fifty (50) psi air pressure test for a period of not less than fifteen (15) minutes without leaking.

(b) The MH-unit drainage piping system shall be connected to the lot drain inlet, and tested by allowing water to flow into all fixtures, and receptors, including the clothes washer standpipe, for a period of three (3) minutes. If water under pressure is not available, the drainage piping system shall be tested by letting at least three (3) gallons of water into each fixture and receptor. There shall be no visible evidence of leaks.

(c) The MH-unit fuel gas piping system shall be tested before it is connected to the lot gas outlet. The gas piping system shall be subjected to a pressure test with all appliance shut-off valves, except those ahead of fuel gas cooking appliances, in the open position. Appliance shut-off valves ahead of fuel gas cooking appliances may be closed.

(1) The test shall consist of air pressure at not less than ten (10) inches nor more than a maximum of fourteen (14) inches water column. (Six (6) ounces to a maximum eight (8) ounces). The system shall be isolated from the air pressure source and maintain this pressure for not less than two (2) minutes without perceptible leakage. Upon satisfactory completion of the test, if the appliance valves ahead of fuel gas cooking appliances have been shut off, they shall be opened and the gas cooking appliance connectors tested with soapy water or bubble solution while under the pressure remaining in the piping system. Solutions used for

testing for leakage shall not contain corrosive chemicals. Pressures shall be measured with either a manometer, slope gauge, or gauge calibrated in either water inches or psi with increments of either one-tenth (1/10) inch or one-tenth (1/10) ounce, as applicable.

NOTE: The fuel-gas piping system shall not be over-pressurized. Pressurization beyond the maximum specified may result in damage to valves, regulators, appliances, etc.

(2) Gas appliance vents shall be inspected to insure that they have not been dislodged in transit and are securely connected to the appliance.

(d) The electrical wiring and power supply feeder assembly of the MH-unit shall be tested for continuity and grounding. The electrical wiring system shall not be energized during the test. An MH-unit equipped with a power supply cord shall not be connected to the lot service equipment. An MH-unit equipped with a feeder assembly shall have the flexible metal conduit of the feeder assembly connected to the lot service equipment; however, the supply conductors, including the neutral conductor, shall not be connected.

(1) The continuity test shall be made with all interior branch circuit switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the "on" position. The test shall be made by connecting one lead of the test instrument to the MH-unit grounding conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductor. There shall be no evidence of any connection between any of the supply conductors and the grounding conductor. In addition, all noncurrent-carrying metal parts of electrical equipment, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grounding conductor.

(2) Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot service equipment. A further continuity test shall then be made between the grounding electrode and the chassis of the MH-unit.

(3) If the final electrical connection has been approved by the enforcement agency and electrical energy is available at the lot equipment, a polarity test shall be conducted with the MH-unit energized.

(e) When an MH-unit consists of two (2) or more sections, all utility connections from one section to another shall be visually inspected and included in the tests.

(f) Upon approval of the installation and satisfactory completion of the gas and electrical tests, the lot equipment shall be approved for service connection.

(g) When installed, fire sprinkler systems shall be hydrostatically tested in accordance with Title 25, Chapter 3, Section 4320 reprinted below:

(a) A fire sprinkler system installed during the manufacture of the manufactured home or multi-unit manufactured housing with two dwelling units must be hydrostatically tested both at the manufacturing facility and at the home's installation site.

(1) The hydrostatic test performed at the manufacturing facility:

A. must be conducted on the completely assembled system within any one transportable section; and

B. must subject the system to 100 pounds per square inch (psi) hydrostatic pressure for not less than 2 hours without any loss of pressure or leakage of water. Testing shall be performed in accordance with the applicable product standards.

(2) The person responsible for installing the manufactured home or multi-unit manufactured housing with two dwelling units must hydrostatically test the system again at the home's installation site with the water supply available at the site for at least one hour without any evidence of leakage.

A. The testing must be performed at a minimum of 50 psi; not to exceed 100 psi.

B. A representative of the enforcement agency must witness the test at the installation site during the same visit to the installation site to inspect the installation of the home or dwelling unit.

(b) A fire sprinkler system installed after the manufactured home or multi-unit manufactured housing with two dwelling units is shipped from the manufacturing facility must be hydrostatically tested at the home's installation site.

(1) The person who installed the fire sprinkler system is responsible for performing the test.

(2) A representative of the enforcement agency must witness the test.

(3) The installer must conduct the test on the completely assembled system.

(4) The installer must conduct the test with the water supply available at the home's site for a period of two hours without any evidence of leakage. The testing must be performed at a minimum of 50 psi; not to exceed 100 psi.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 1366. Statement of Mobilehome Installation Acceptance or Certificate of Occupancy.

(a) A "Mobilehome Installation Acceptance" or "Certificate of Occupancy" shall not be issued until it is determined that the MH-unit installation complies with the provisions of this chapter. The enforcement agency shall provide copies of the statement of MH-unit installation acceptance or certificate of occupancy for the MH-unit to the installer or other person holding the permit to install and the buyer or registered owner or their representative. The M-H unit installation acceptance shall be provided for MH-units installed pursuant to section 18551(b) or 18613 of the Health and Safety Code. The certificate of occupancy shall be provided for MH-unit installed on foundation systems pursuant to section 18551(a) of the Health and Safety Code.

(b) If the MH-unit is moved or relocated, the statement of MH-unit installation acceptance or certificate of occupancy, shall become invalid.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18551 and 18613, Health and Safety Code.

§ 1368. Requirements for Exit Doorways.

At the time of the MH-unit installation inspection, all exterior doorways of an MH-unit shall be provided with a porch, ramp and/or stairway conforming with the provisions of article 9 of this chapter.

NOTE: Authority cited: Sections 18300 and 18552, Health and Safety Code. Reference: Sections 18552 and 18613, Health and Safety Code.